

MCDONNELL DOUGLAS

McDonnell Douglas Realty Company

March 31, 1997

Mr. Rick Kuhle
VESTAR DEVELOPMENT
2425 East Camelback Road, Suite 750
Phoenix, Arizona 85016

Re: Retail Site

Dear Rick:

Attached herewith are copies of:

1. Memo from Tom Overturf dated March 28, 1997 regarding DEIR Public Comments Meeting with City.
2. Copy of Public Comments received to date.
3. Letter dated March 25, 1997 from NorCal Engineering.
4. Photos of Site on March 24, 1997 showing the 4' deep footings and foundations in Building 37.
5. Site Plan Constraints dated 3-31-97.
6. Sketches (2) of loading area potentially required by our current tenant, DADS&CO, through 12/31/98 which could delay availability to Vestar.

Rick, we are about 10 days from completion of the Site Demolition Work so we are pushing the Contractor to provide his As-Built Drawings to locate the remaining subsurface features. Hopefully, we'll have a preliminary drawing to you by Friday, April 4, 1997. Per our previous agreement, we're obligated only to remove down to the 4' below grade depth. While most of these features will fall below parking drives, and site work, the Auto Nation Building seems to preliminarily fall in the southeast quadrant of Building 37 where some of the remaining foundations lie. Assuming it's just a single story building there shouldn't be a problem, but perhaps either relocating it to the west or removing more foundations would be prudent. Excavated soils which are stockpiled onsite may be marginally contaminated, as will be determined by further testing. Hopefully, it can be treated onsite per RWQCB standards/approvals and placed back into the ground. Let us know your thoughts as soon as possible.

The site plans, liquor license applications, sign variances, and other retail-related entitlement and finance issues obviously need to be addressed as early as possible also. Please let me know if you have any questions and when we can get your team out here to spend a day or two on the site. Thanks.

Sincerely,

MCDONNELL DOUGLAS REALTY COMPANY



Thomas A. Overturf
Vice President, Development

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Enclosures

cc: [REDACTED]
Jay Palchikoff